

Call to Order:

The meeting was called to order at 7:36 p.m. Present were Chair, Joan Duff, and members Vincent Chiozzi, Mark Yanowitz, Linn Anderson, John McDonnell and associate member Jay Doherty; also present was Paul Materazzo, Director of Planner.

Bancroft School:

The Board opened the discussion on an application by the Town of Andover for a Site Plan Review for the proposed demolition of the existing 69,445 sf Bancroft School and the construction of a 106,486 sf school for grades K-5 located at 15 Bancroft Road. This application is subject to MGL Chapter 40A Section 3, (the Dover amendment) which provides zoning protection for Religious Uses, Educational Uses and Child Care Facilities. Ms. Duff, Chairman gave an overview of the Planning Board meeting procedures, the courtesy notice information that was mailed to abutters, and reviewed the Inspector of Buildings' Dover Uses procedures. Mark Johnson, Chair of the School Building Committee, acting on behalf of the School Building Committee (SBC), reviewed a PowerPoint presentation that included an overview of the proposed project. Jamie Warren of Symmes Maini & McKee Associates (SMMA), gave an overview of the proposed project including the location, existing building, access, off-site utilities, site conditions, and the 120 parking spaces which exceed the zoning requirements. Mr. Warren also noted the construction will be done in (3) three phases; phase one would be the construction of a 24' wide right-of-way on West Knoll Road, tree removal and temporary parking; phase two will start the construct the building; phase three will move students to the new building, demo the existing building and reconstruct the parking lot. He also noted that during the construction phases all bus routes and parent drop/pick will be off West Knoll Road and all construction vehicle activities will be off Bancroft Road. Mr. Warren also reviewed the stormwater management plan and the traffic study report. Alex Pitkin of SMMA gave an overview of the site plan including the elevations; the building footprint, the solar panels and the Design review Board suggestions. Ms. Byerley reviewed her memo to the Board dated June 22, 2011 which included DPW and Plant and Facilities applying to MassDOT for the removal of the island on West Knoll Road at South Main Street. Joseph Piantedosi, Director of Plant and Facilities noted the removal of the island is not in the traffic study report and not part of this project. Mr. McDonnell questioned the access on West Knoll Rd and Bancroft Rd. Mr. Piantedosi noted that both roads will have will have two-way access. Ms. Byerley continued to review her memo to the Board dated June 22nd including comments from the IDR held on June 7, 2011 and e-mails from abutters outlining their concerns about a reduction of soccer fields. Mr. Piantedosi noted that Conservation is reviewing the placement of the fields. Mr. Yanowitz questioned if the existing playing fields that were not part of this design can remain in use. Peter Lukacic of SMMA noted the existing fields are in poor condition and there are traffic and safety issues regarding those fields. Mr. Willis, an abutter at 280 South Main Street, expressed concern that the soccer fields are too close to his property line. Several abutters on West Knoll Road expressed concerns regarding traffic, safety and the construction traffic during the construction phase of the project. Mr. Chiozzi questioned why there is no other vehicle access except for construction vehicles off Bancroft Road. Mr. Lukacic noted the construction would last about 18 months and during that time utility work will be taking place making it difficult to use Bancroft Road for school traffic. Ms. Anderson is concerned with the elevations at West Knoll Road. Chris Racine of SMMA noted that the elevations match the existing topography at West Knoll Road and there will be no access off Bancroft Road due to the extensive utilities work. An

Bancroft School (cont.):

abutter of Holt Road is concerned about the lighting associated with the soccer fields. On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to continue the discussion on an application by the Town of Andover for a Site Plan Review under Chapter 40A Section 3 (Religious Uses, Educational Uses and Child Care Facilities), for the proposed demolition of the existing 69,445 sf Bancroft School and the construction of a 106,486 sf school for grades K-5 located at 15 Bancroft Road until July 26, 2011 at 8:15 p.m. and further moved to schedule a site-walk on July 19, 2011 at 8:00 am at the entrance of the Bancroft School. **Vote:** Unanimous (5-0)

Solar Farm (1350 & 1350R South Street):

The Board opened the public hearing that was continued from the June 12th meeting on an application by SunGen Mark Andover, LLC on property owned by JW South Street Realty Trust for a Special Permit for a Major Non-Residential Project that would allow for the installation and operation of a 4 Mega Watt solar farm facility located at 1350 & 1350 R South Street. Attorney Mark Johnson, representing the applicant, gave a brief overview of the proposed project which included the location, access, and review and permit from Natural Heritage. Said review and approval is necessary due to existing endangered insects located on the property. Matthew Randall of SunGen gave an overview of the project including maintenance and the shade management plan that includes an easement from MASSDOT. Mr. Materazzo reviewed his memo to the Board dated June 23, 2011 and questioned the conveyance of the conservation restriction. Attorney Johnson noted that there is a conservation restriction and the land will probably be conveyed to AVIS. Mr. Materazzo asked where the pedestrian access to the conservation area would be. Attorney Johnson noted the access easement will be 20' off the fence line and noted that AVIS has an access easement over National Grid property off South Street. Mr. Materazzo continued to review his memo to the Board dated June 23, 2011 including outstanding issues identified at the June 14th meeting, and reviewed a map of the I-93 area. Mr. Randall noted there will be no lighting on site. Ms. Anderson questioned the distance from the edge of the pavement on I-93 to the tree area. Mr. Randall noted the tree area is 30' off the grass and the trees along I-93 would be trimmed not removed. Mr. Materazzo noted the MassDOT main concerns are safety and the applicant would have to confirm to their safety requirement. Kale Inoue of SunGen gave an overview of the solar farm components, how they work and construction standards of the solar farm. Mr. McDonnell noted the Inspector of Buildings would review the building plans and they would be designed by a structural engineer. Ms. Duff questioned how many other solar farms SunGen monitors. Mr. Inoue stated that they monitor about 2 dozen sites and the closest site to Andover would be in Newburyport at 19 Graft Rd., and at Cider Hill farm in Amesbury, MA. Joe Carey of 11 Sunset Circle, Tewksbury spoke in favor of the project. A student from Andover High School spoke in favor of the project and reviewed a research project which will explore how endangered species will do living around solar panels. Steve Fink of 26 Bateson Drive and Sustainable Andover is excited about the education aspect of this project. Ms. Anderson asked if the solar farms could withstand an earthquake and if New England weather would have a negative impact on the project. Mr. Inoue noted that the glass is a weak point but is designed for 110 wind speeds and there is a low probability of an earthquake. Mr. Randall noted they are designed for snow loads on the east coast. Ms. Anderson questioned if the open space parcel would be separated from the project parcel. Mr. Materazzo noted that would be done by a Form A application.

Solar Farm (1350 & 1350R South Street) (cont.):

On a motion by Ms. Anderson seconded Mr. McDonnell to continue the public hearing on an application by SunGen Mark Andover, LLC on property owned by JW South Street Realty Trust for a Special Permit for a Major Non-Residential Project that would allow for the installation and operation of a 4 Mega Watt solar farm facility located at 1350 & 1350 South Street until July 12th at 7:30 pm **Vote:** Unanimous (5-0)

The Board voted to adjourn their meeting at 9:20 pm **Vote:** Unanimous (5-0)

Mr. Materazzo noted that Attorney Lavoie was in attendance to discuss Crystal Circle which the Board thought was not ready for discussion.

On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to reopen the public meeting. **Vote:** Unanimous (5-0)

Crystal Circle:

Attorney Bob Lavoie reviewed the Board's meeting in May and the extension of the Special Permit for Earth Movement for Crystal Circle and reviewed condition # 18 of the Board's approval requiring that the homeowners' association be approved by the Board and Town Counsel and be recorded at the Registry of Deeds. Attorney Lavoie noted they have a closing tomorrow and the HOA needs to be approved for that closing. He noted that he has sent the revised draft to Town Counsel. Following a detailed discussion of the HOA by the Board and on a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted that for the sole purpose of the closing of Crystal Circle, the Board approve the draft HOA for Crystal Circle subject to a satisfactory review and approval by Town Counsel and Planning Department. **Vote:** Unanimous (5-0)

Adjournment:

The meeting was adjourned 9:37 p.m.